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November 7, 2008

CERTIFICATE OF THE SECRETARY OF ENERGY AND ENVIRONMENTAL AFFAIRS
ON THE
NOTICE OF PROJECT CHANGE

PROJECT NAME : Wachusett Woods Residential Subdivision
PROJECT MUNICIPALITY : Holden
PROJECT WATERSHED : Nashua River
EOEA NUMBER : 13794
PROJECT PROPONENT : Holden Storage, LLC
DATE NOTICED IN MONITOR : October 8, 2008

Pursuant to the Massachusetts Environmental Policy Act (M.G.L. c. 30, ss. 61-62I) and Section 11.10 of the MEPA Regulations (301 CMR 11.00), I have reviewed the Notice of Project Change (NPC) submitted for this project and hereby determine that it **does not require** an Environmental Impact Report (EIR).

Project Description

The original project consists of a 39-lot subdivision and associated infrastructure including roadways, water and sewer service and a stormwater management system. Access is provided to the site via Highland Street.

Project Change

The project change consists of the construction of a storage building, vehicular access, parking, utilities and a stormwater management system on Parcel C. The proposed construction

is located within an area previously disturbed by the gravel pit operation. The project does not include any changes to the house lots or roadway infrastructure associated with the Wachusett Woods subdivision. No access is proposed between the two projects.

Project Site

The 30-acre project site is located to the east of Highland Street (Route 31), south of Wachusett Street and west of a tributary to the Wachusett Reservoir. It contains three parcels identified as Parcel A, Parcel B and Parcel C. The site is a sparsely vegetated gravel pit with a fringe of undeveloped forest around the perimeter. Two buildings associated with the gravel operation and six self-storage buildings are located on Parcel C. The site includes areas mapped as Estimated Habitat for rare species by the Natural Heritage and Endangered Species Program (NHESP), a portion of the project site is within the 100-foot buffer zone of a bordering vegetated wetland (BVW) and portions of the site are located within the primary and secondary protection zone of a tributary to Wachusett Reservoir, a Class A Public Water Supply. The subdivision, which is under construction, is located on Parcel A and an associated infiltration basin is located on Parcel B. The self-storage facility is proposed for Parcel C.

Permitting and Jurisdiction

The original project underwent MEPA review pursuant to Section 11.03 (5)(b)(3)(c) because it requires a state permit and includes construction of one or more new sewer mains $\frac{1}{2}$ or more miles in length. The project required a Variance to the Watershed Protection Act from the Department of Conservation and Recreation (DCR) and a Sewer Connection permit from the Department of Environmental Protection (MassDEP). Also, it required an Order of Conditions from the Holden Conservation Commission. MEPA jurisdiction is limited to the subject matter of required or potentially required state permits. These included wastewater, water supply and water quality.

The project change requires a variance to the Watershed Protection Act. In addition, the project change requires a National Pollution Elimination System (NPDES) Construction General Permit for Stormwater and the associated NPDES Stormwater Pollution Prevention Plans (SWPPP) will require review by MassDEP. Also, the project requires an Order of Conditions from the Holden Conservation Commission.

The project change does not alter MEPA jurisdiction.

Review of the NPC

The project will create an additional 1.16 acres of impervious surfaces for a total of 7.69 acres within the entire site, will generate an additional 98 average daily vehicle trips (adt) for a total of 645, will increase water use by 300 gpd for a total of 17,535 gpd and will generate an additional 300 gpd of wastewater for a total of 17,535 gpd.

The NPC indicates that the proponent has designed the project to minimize impacts to wetland resource areas and to minimize the creation of new impervious surfaces. The project avoids direct alteration of wetlands, minimizes proposed work within the buffer zones to the public water supply and includes a stormwater management system consisting of swales and an infiltration basin with a sediment forebay. No work is proposed within areas mapped as Estimated Habitat for rare species.

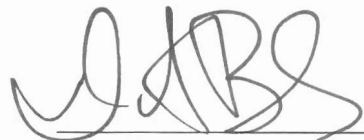
Comments from the DCR indicate that the proponent must provide additional information within the variance application including the type of activities proposed and materials that will be stored at the site. In addition, the proponent must demonstrate that the stormwater management system will effectively manage stormwater. MassDEP comments indicate that the site borders on wetlands classified as Outstanding Resource Waters (ORWs) as defined Massachusetts Surface Water Quality Standards (314 CMR 4.00) and work is proposed within the Buffer Zone; therefore, the project must comply with the Wetland Protection Act's Stormwater Management Standards. Pollution prevention measures and best management practices (BMPs) should be detailed in the Notice of Intent (NOI) filed with the Holden Conservation Commission. In addition, MassDEP will review the proponent's NPDES SWPPP to determine whether measures and controls identified in the SWPPP will prevent or minimize stormwater impacts to the protected resource and whether additional measures will be required.

I note that the stormwater management system, as proposed in the NPC, does not provide collection or treatment of stormwater associated with the existing impervious surfaces within Parcel C. The proponent should consider expansion of the stormwater management system to incorporate stormwater from these areas and may be requested to do so by the Conservation Commission, MassDEP or DCR.

Conclusion

Based on the review of the NPC, consultation with state agencies and review of public comments, I find that outstanding issues can be addressed adequately through state and local review. Review of and mitigation for impacts to historic resources will be addressed through the MHC consultation process. No further MEPA review is required.

November 7, 2008
Date


Ian A. Bowles

Comments Received:

- 10/8/08 Department of Environmental Protection/Central Regional Office (MassDEP/CERO)
- 10/22/08 Department of Conservation and Recreation (DCR)

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